



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## KIRBY ROAD, FRINTON-ON-SEA, CO13 0FB

PRICE £475,000

**\*\* COMPLETELY RE-MODELLED - LUXURY SPEC \*\*** 'The Beaumonts' was constructed in 2018 and is a private cul-de-sac set well back from the road and surrounded by fields. The property has undergone substantial renovations by the current owners including new kitchen and bathrooms, and benefits from a double width plot giving the property an additional large side garden. With internal accommodation of circa 1,300 Sq Ft including a luxury first floor master suite with vaulted ceiling, dressing room and generous four piece en-suite.

- Three Bedrooms
- Peaceful Private Development
- Tiered Garden with raised Sun Deck
- Beautifully Re-Modelled to a High Specification
- Built 2018
- Master Suite with En-Suite & Dressing Room
- Double Width Plot
- EPC B
- Two Parking Spaces



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## DESCRIPTION

Kirby's Best Kept Family Property Secret! - We can assure you that the versatile family accommodation offered by this stunning and spacious three bedroom property, nestled discretely behind the tranquil entrance of the Beaumont Manor Care Home on the Kirby Road, cannot be beaten!

There really is heaps of space in this amazing property, including a beautiful newly installed open plan lounge, kitchen and dining space complete with bifold doors leading onto the extensive gardens, patio, decking and hot tub. There is a beautiful large, tiered garden as well as immaculately kept side and fenced off grounds. All this is topped off with ample parking, a charming quiet setting and stunning countryside views and even a hint of the sea! What's not to love?

'The Beaumonts' was constructed in 2018 and is a private cul-de-sac set well back from the road and surrounded by fields. The property has undergone many improvements by the current owners and benefits from a double width plot giving the property an additional large side garden with additional patio space and storage sheds.

With internal accommodation of circa 1,300 Sq. Ft including a stunning new open plan lounge, kitchen diner, newly installed shower room, first floor master suite with vaulted ceiling, dressing room and brand new generous four piece en-suite suit in white. There is Moduleo flooring throughout, ample 'spacemaker' wardrobes in three rooms and some fabulous features to complement modern family living including USB points and a hot tub (by negotiation).

Private parking for two vehicles plus additional visitors parking. Lawned and landscaped frontage with paving leading to the property entrance, and double gate to the side for access to the rear garden. The property was built in 2018 and benefits from being on a corner plot, nestled in the grounds of the Beaumont Manor Care Home off the Kirby

Road within 1.8 miles of Frinton-on-Sea's amenities and beaches, and is a short distance from Kirby Cross train station.

- Newly fitted kitchen / diner / lounge
- Moduleo flooring throughout
- White Shutters throughout
- New internal doors and frames throughout
- 4 leaf bifold doors to rear garden
- 6 seater Hot Tub (available by separate negotiation)
- Large secure garden with power & lighting
- New underfloor heating system

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



Spacious and light with stairs to first floor with new oak & glass staircase and access to ground floor accommodation.



## BEDROOM TWO

12'9 +bay x 11'2 (3.89m +bay x 3.40m)



Bay window with white shutters to the front aspect of this spacious double bedroom. Range of built-in spacemaker wardrobes, drawers and double desk.

## LOUNGE/KITCHEN/DINING

29'4 x 18'10 max (8.94m x 5.74m max)



Newly installed range of elegant fitted kitchen units with heaps of storage including corner storage with pull out kidneys, white granite worktops & splashbacks, bespoke wine rack & two wine coolers (by negotiation), deep sink & integrated hot water tap, American style fridge / freezer with water and ice maker (by negotiation), induction hob, double oven, microwave & integrated air fryer, integrated washing machine, separate tumble dryer &

dishwasher topped off with under unit lighting, LED Spots & focal light fitting and USB power points, Moduleo herringbone flooring with underfloor heating and 4 leaf bifold doors to the rear. The lounge area is set to the side and is comfortable with a window overlooking the rear garden and USB power points and white granite window sill with white shutters.

## KITCHEN AREA



## LOUNGE AREA



## BEDROOM THREE/OFFICE

14' x 8'7 (4.27m x 2.62m)



Window with white shutters to the front aspect. Range of newly installed built-in spacemaker wardrobes.

## SHOWER ROOM

6'3 x 5'7 (1.91m x 1.70m)



Newly installed and tiled throughout in white with a walk-in shower cubicle and inset storage, WC and wash hand basin with storage beneath. There is also a lit mirrored wall unit and heated towel rail.

## FIRST FLOOR

## LANDING

9'9 x 9'1 (2.97m x 2.77m)



Substantial landing space, suitable as a mezzanine office space with windows to the front aspect and field views, with white shutters. Additional large, shelved storage cupboard with lighting. Access to the loft space.

## MASTER BEDROOM

15' +bay x 11'1 (4.57m +bay x 3.38m)



Vaulted ceiling with central chandelier. Windows to the rear aspect with white shutters, 2 radiators, this large master bedroom offers ample storage in addition to:



## DRESSING ROOM

9'1 x 6'6 (2.77m x 1.98m)



Velux window with black out blind to the rear aspect. Space for additional drawers / dressing table and full bank of newly fitted white spacemaker wardrobes with internal lighting. Radiator, access to the recently installed boiler and access through to:

## EN-SUITE

13'10 x 8'9 (4.22m x 2.67m)

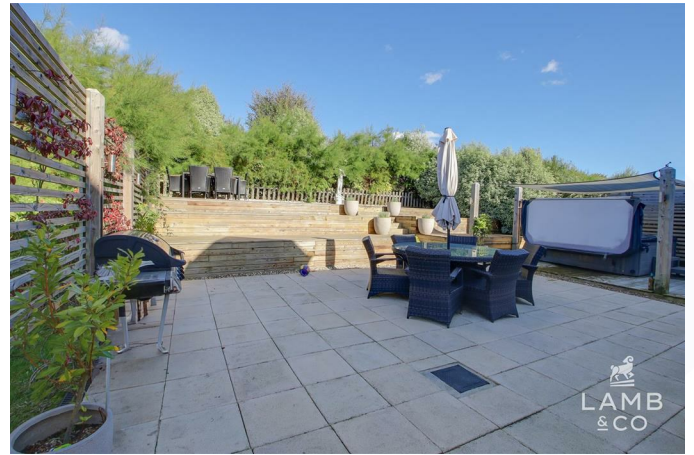


Velux window with black out blind to the rear aspect. Newly installed white suite comprising free standing bath with shower, separate large walk in shower, WC, wash hand basin with storage and lit vanity unit. Tiled shelving for towels. Two towel rails and Moduleo flooring.

## OUTSIDE



## REAR GARDEN



The large secure rear and side garden commences with a large patio area, additional decked area with kite covered hot tub (available by negotiation) and timber raised seating areas up the rear bank. Access to the wild garden (300 sqm) at the top of the garden is via a gate and rough path. There is subtle outside lighting and external power, and a cold tap.

## SIDE GARDEN



To the side is a sunny lawned area and established trees and shrubs with a raised vegetable patch and two sheds, one smaller for bike and garden storage and the other set out as a workshop with power and lighting. There is also space for recycling and secure double side gates for easy access.

### Additional Info

Council Tax Band: C

Heating: Gas central heating - underfloor to ground floor and radiators to first floor

Services: Mains electricity, gas, water and sewer

Broadband: Ultrafast (upto 1100mbps)

Mobile Coverage: Indoor - O2: Likely / EE, Three,

Vodafone: Limited | Outdoor - O2, EE, Three,

Vodafone: Likely

Construction: Conventional cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: Rear - North / Side - West

### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

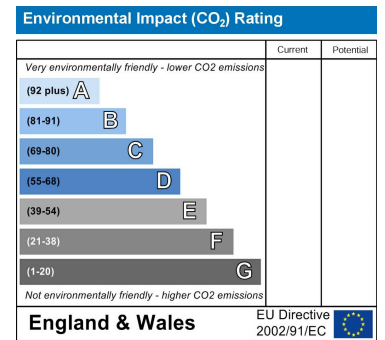
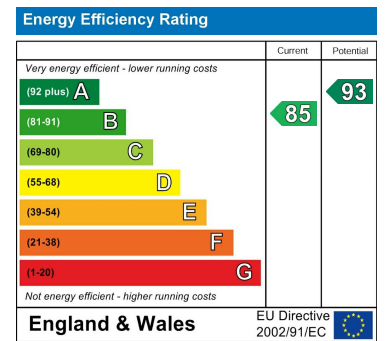
## ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

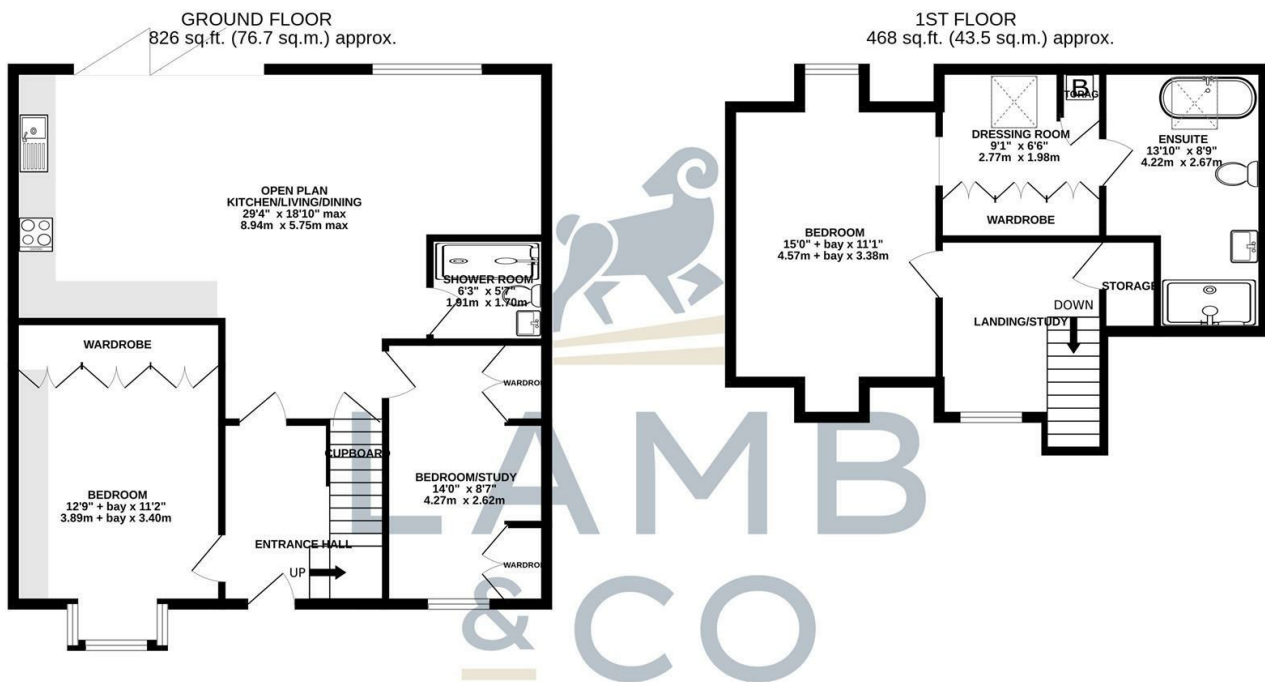
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.